



Connells

Signals Drive
New Stoke Village Coventry



Property Description

This well presented modern semi-detached family home is superbly located for all local amenities with rear garden, garage and off road parking. The accommodation briefly comprises: ground floor w/c, lounge and fitted kitchen. Upstairs there are three first floor bedrooms, master bedroom with en-suite and family bathroom.

Approach

Double glazed front door.

Entrance Hall

Door to w/c and lounge.

Guest W/c

Comprising toilet, wash hand basin with tiled splashback and extractor fan.

Lounge

14' x 11' 4" (4.27m x 3.45m)
Double glazed window to the front elevation, radiator, television point and laminate flooring.

Inner Hall

Stairs rising to first floor, laminate flooring and door to;

Fitted Kitchen/Diner

14' 10" x 10' 7" max (4.52m x 3.23m max)

Wall and base mounted units incorporating an inset one and a half bowl single drainer stainless steel sink unit with water purifier under, work surfaces and tiled splashbacks over. Electric oven and gas hob with cooker hood over, plumbing for washing machine, space for domestic appliance, double glazed window to the rear elevation and double glazed French doors leading to the rear garden.

First Floor Landing

Loft hatch.

Master Bedroom

11' x 10' 5" (3.35m x 3.17m)
Double glazed window to the rear elevation, two fitted wardrobes and radiator.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator, extractor fan, vinyl flooring and double glazed window to the rear elevation



Bedroom Two

10' 3" x 7' 4" max (3.12m x 2.24m max)
Double glazed window to the front elevation,
fitted wardrobe and radiator.

Bedroom Three

7' 3" x 6' 9" (2.21m x 2.06m)
Double glazed window to the front elevation
and radiator.

Family Bathroom

Tiled, comprising bath with shower over,
wash hand basin, toilet and vinyl flooring

Outside

Rear Garden

Decked patio and flood lights.

Garage

Up & over door, 2 plug sockets, lighting and
separate door to garden.

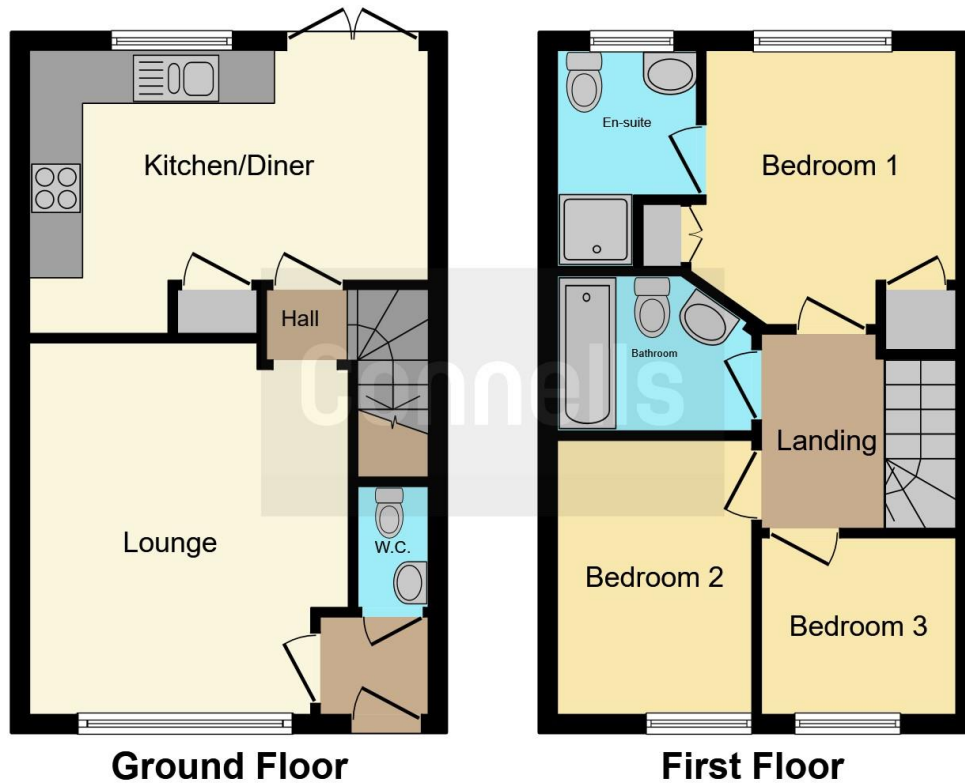
Driveway

Providing off road parking and with flood
lights.

Agents Note

The vendor has stated that there are fitted
blinds to all windows except the en-suite and
fitted blinds to the French doors in the
kitchen.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: Awaited

view this property online connells.co.uk/Property/COV320485

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV320485 - 0003